

ALTA / ACSM
LAND TITLE SURVEY

A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 4 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.



VICINITY MAP

LEGAL DESCRIPTION PARCEL No. 3

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT 50% OF ALL MINERALS, OIL OR GAS BENEATH OR UPON THE SURFACE OF SAID LAND AS RESERVED IN DEED RECORDED IN DOCKET 2080, PAGE 289, RECORDS OF MARICOPA COUNTY, ARIZONA (SWMSA); AND EXCEPT ALL SUBSURFACE RIGHTS INCLUDING OIL, GAS, MINERAL HYDROCARBON SUBSTANCES AND ALL FISSONABLE MATERIALS AS RESERVED IN DEED RECORDED AS 84-172723 OF OFFICIAL RECORDS (SEANMA).

BASIS OF BEARING

BEARINGS ARE BASED UPON STATE PLANE COORDINATE GRID, NAD 83 ARIZONA CENTRAL ZONE.

NOTES

1. THIS SURVEY WAS BASED ON A SPECIAL REPORT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-84838-4335, FIRST AMENDED, DATED MAY 25, 2004 AT 7:30 AM.
2. UTILITIES LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON ABOVE GROUND FIELD SURVEY AND VARIOUS UTILITY QUARTER-SECTION MAPS AND SHOULD BE VERIFIED BY "BLUESTAKE" AND/OR POT-HOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. THIS PROPERTY IS SUBJECT TO THOSE MATTERS REFERENCED IN SCHEDULE B. OF THE ABOVE TITLE REPORT INCLUDING THOSE SHOWN ON THIS SURVEY, AND THE FOLLOWING:
 - A. ITEM 2. THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE 50% OF ALL MINERALS, OIL OR GAS AS RESERVED IN DEED RECORDED AS DOCKET 2080, PAGE 289.
 - B. ITEM 7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF RESOLUTION ADOPTING WATER AND WASTEWATER GUIDELINE" RECORDED DECEMBER 11, 1998 AS 98-1121262 OF OFFICIAL RECORDS.
 - C. ITEM 8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AS 2003-1177935 OF OFFICIAL RECORDS.
 - D. ITEM 9. ALL MATTERS DISCLOSED BY ORDINANCE NO. 39-03 APPROVING BOTH A DEVELOPMENT AGREEMENT AND THE COMMUNITY MASTER PLAN RECORDED AUGUST 25, 2003 AS 2003-1177936 OF OFFICIAL RECORDS AND THEREAFTER RECORDED OCTOBER 9, 2003 AS 2003-1417959 OF OFFICIAL RECORDS.
 - E. ITEM 11. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 2004-0495607 OF OFFICIAL RECORDS, BUT WITHOUT ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(c).
 - F. ITEM 12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR TARTESSO UNIT 1, PARCEL 110 AND PARK SITE REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT" RECORDED MAY 5, 2004 AS 2004-0495608 OF OFFICIAL RECORDS.

LEGEND

- INDICATES SET CORNER, SET 1/2" REBAR WITH CAP "DEA 14959", UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP, AS NOTED
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED
- (M) MEASURED
- (R1) GLO PLAT
- DIET ROAD
- EASEMENT LINE
- MONUMENT LINE
- BOUNDARY LINE
- ONE- OVERHEAD ELECTRIC LINE
- EXISTING FENCE LINE
- GLO GENERAL LAND OFFICE
- 504-03-158 ASSESSOR PARCEL NO. (179)
- M.C.R. MARICOPA COUNTY RECORDER'S OFFICE
- (3-*) REFERENCE TO SCHEDULE B ITEM IN TITLE REPORT

MATCH SHEET 1



MATCH SHEET 3

JOB NO.: STAR0112		SHEET 2 OF 12		SECTION: 20		TOWNSHIP: 2N		RANGE: 4W	
A.L.T.A. SURVEY PARCEL No. 3 TARTESSO CFD						DAVID EVANS AND ASSOCIATES INC. 2141 East Highland Avenue, Suite 200 Phoenix Arizona 85016 Phone: 602.878.5151		DRAWN BY: MGMA	
								CHECKED BY:	
								DATE: 06/04	
								REVISION	
								DATE	
								BY	